

AGENDA

City of Sedona Historic Preservation Commission Meeting

4:00 PM

Monday, May 11, 2026

NOTICE

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Historic Preservation Commission (HPC) and to the general public that the HPC will hold a public hearing open to the public on Monday, May 11, 2026, at 4:00 pm in the City Hall Council Chambers.

NOTES

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- HPC Meeting agenda packets are available on the City's website at: www.sedonaaz.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Historic Preservation Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- Public input on agenda items may be submitted in advance of the meeting by sending an email to planning@sedonaaz.gov.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- State your name and city of residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL

2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF

3. APPROVAL OF THE FOLLOWING MINUTES:

- a. March 9, 2026 (R)
- b. April 13, 2026 (SV)

4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*

5. REGULAR BUSINESS

- a. Update/Discussion regarding Certificates of No Effect issued for the following properties:
 - i. CNE26-00001: 280 Zane Grey Drive - Repaint
 - ii. CNE26-00002: 56 Lynx Drive - Fence
- b. Update on Historic Resource Survey Update.
- c. Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Monday, June 8, 2026; 4:00 pm

7. EXECUTIVE SESSION

- a. If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Commission may hold an Executive Session that is not open to the public for the following purposes:
 - i. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
 - ii. Return to open session. Discussion/possible action on executive session items.

8. ADJOURNMENT

Physical Posting: May 7, 2026

By: DJ

Note that members of the City Council and other City Commissions and Committees may attend the Commission meeting. While this is not an official City Council meeting, because of the potential that a quorum of Council members or Commissioners may be present at one time, public notice is therefore given for this meeting and/or event.

Agenda Item 3a:

**APPROVAL OF THE FOLLOWING
MINUTES:**

March 9, 2026 (R)

**Action Minutes
City of Sedona
Historic Preservation Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, Arizona
Monday, March 9, 2026 – 4:00 p.m.**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL

Chair Meyers called the meeting to order at 4:01 p.m., led the Pledge of Allegiance and requested roll call.

Roll Call:

Commission Members present: Chair Nate Meyers, Vice Chair Steve Segner and Commissioners Jack Fiene, Karen Stupak and Bobby Woods.

Staff Present: Tony Allender, Cari Meyer and Donna Puckett

2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF

Cari Meyer introduced Tony Allendar, our new Director, who joined the City last year and Tony indicated he was looking forward to working with the Commission.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. December 8, 2025

Chair Meyers referenced the minutes of the December 8, 2025, meeting and asked for any corrections and, hearing none, he then stated that the minutes are approved.

4. PUBLIC FORUM: (This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)

The Chair opened the public forum at 4:05 p.m. and, having no requests to speak, closed the public forum at 4:05 p.m.

5. REGULAR BUSINESS

a. Discussion regarding new applications for Historic Landmark Status for the following properties:

- i. 775 Back O Beyond Road (APN 408-13-022H)**
- ii. 20 Pinewood Drive (APN 401-22-007A)**

Chair Meyers introduced the agenda items.

Presentation by Cari Meyer including an explanation of the landmark process.

Commission's questions and comments.

The Chair suggested a field trip although it was noted that the Commissioners could drive by individually.

No action was taken.

b. Update on Historic Resource Survey Update.

Chair Meyers introduced the agenda items.

Presentation by Cari Meyer including an update regarding the RFP for the Update of the Historic Preservation Survey and an invitation for one Commissioner to participate in the Review Committee.

Commission's questions and comments.

Commissioner Fiene volunteered for the Review Committee.

Additional Commission questions and comments

No action was taken.

c. Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.

Chair Meyers introduced the agenda item.

Update by Commissioners Stupak and Woods

No direction was given.

6. FUTURE MEETING DATES AND AGENDA ITEMS

a. Monday, April 13, 2026; 4:00 pm

Chair Meyers noted that we should know about the RFP process and Cari stated that we could do a site visit to the two properties. The Chair indicated that he didn't have any plans to announce for the Historic Preservation Month yet, but we will do something.

7. EXECUTIVE SESSION

- a. If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Commission may hold an Executive Session that is not open to the public for the following purposes:**
- i. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**
 - ii. Return to open session. Discussion/possible action on executive session items.**

No Executive Session was held.

8. ADJOURNMENT

Chair Meyers adjourned the meeting at 4:33 p.m. without objection.

I certify that the above is a true and correct summary of the actions of the Historic Preservation Commission in the meeting held on March 9, 2026.

Donna A. S. Puckett, Administrative Assistant

Date

Agenda Item 3b:

APPROVAL OF THE FOLLOWING
MINUTES:

April 13, 2026 (SV)

Action Minutes
City of Sedona
Historic Preservation Commission Site Visit
775 Back O' Beyond Road and 20 Pinewood Drive, Sedona, AZ
Monday, April 13, 2026, 4:00 p.m.

1. CALL TO ORDER & ROLL CALL

Chair Meyers called the site visit meeting to order at 775 Back O' Beyond Road at **4:07 p.m.** and requested roll call.

Roll Call:

Commissioners Present: Chair Nate Meyers, and Commissioners Jack Fiene, Karen Stupak and Bobby Woods. (Vice Chair Steve Segner was absent at both locations.)

Staff Members Present: Dae Marie Foti, Cari Meyer

2. The Commission and Staff will participate in a site visit of the following to assess the sites for potential landmark applications:

a. 775 Back O' Beyond Road, Sedona, aka "Tall in the Saddle" house (APN: 408-13-022H)

The owner presented the building to the commissioners and staff. The structure retains its original siding, walls, floors, and fixtures. The current owner installed used cabinets in the bedroom area. Commissioners noted that while the building may have not been featured in the film "Tall in the Saddle" (1944), it might have served as a background set or been used by ranch hands. Originally located near Schnebly Hill Road, an area known for old western film productions, the building was relocated to its current site in the mid-1950s. The owner purchased the Back O' Beyond property in 1994, with the building already in place.

*The Chair recessed the site visit at **4:27 p.m.** to travel to the second site at 20 Pinewood Drive and reconvened the site visit upon the arrival of all attendees at **4:42 p.m.***

b. 20 Pinewood Drive, Sedona, aka Pinewood House (APN: 401-22-007A)

The owner showed the home to the commissioners and staff. It was built by Madole Construction Company in 1959, but it's unclear if it is a true Howard Madole house. The windows and doors were later replaced, and the carport beams were slightly modified to be flush with the carport roof edge. The exterior of the house was painted sage green over the original terracotta brown. Most features, however, remain original. Chair Meyers noted the underside of the roof does not conform to the typical Madole design. A standout original feature of the home is the floor-to-ceiling stacked flagstone fireplace, which serves as a striking focal point both inside and outside.

3. ADJOURNMENT

Chair Meyers adjourned the site visit at 20 Pinewood Drive, at **4:57 p.m.** without objection.

I certify that the above is a true and correct summary of the site visit of the Historic Preservation Commission held on April 13, 2026.

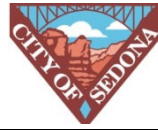
Dae Marie Foti – Development Services Assistant

Date

Agenda Item 5:

REGULAR BUSINESS

- a. Update/Discussion regarding Certificates of No Effect issued for the following properties:
 - i. CNE26-00001: 280 Zane Grey Drive – Repaint
 - ii. CNE26-00002: 56 Lynx Drive – Fence
- b. Update on Historic Resource Survey Update.
- c. Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.



Agenda Items

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A summary of the items on HPC's agenda for May 11, 2026, are included below. No additional attachments are provided.

ITEM 5A

Update/Discussion regarding Certificates of No Effect issued for the following properties:

- i. CNE26-00001: 280 Zane Grey Drive - Repaint**
- ii. CNE26-00002: 56 Lynx Drive - Fence**

The City received two applications for alterations to Historic Landmark properties. When an application is submitted, the Community Development Director and Historic Preservation Commission Chair review the application and determine whether it should be a Certificate of No Effect (administratively reviewed) or a Certificate of Appropriateness (reviewed by Commission). For both of these applications, the determination was for a Certificate of No Effect. The applications are summarized below:

- i. CNE26-00001: 280 Zane Grey Drive – Repaint
 - a. The property owner submitted a request to repaint the wooden portions of their house (brick portions remain untouched). The colors submitted are tan and dark brown and meet LDC requirements. In addition, based on historic pictures, the proposed colors are more closely aligned with the original colors of the structure than the current colors.
- ii. CNE26-00002: 56 Lynx Drive – Fence
 - b. The property owner submitted a request to build a new backyard/side yard fence. The fence will be redwood and will not block the view of the front of the house from the public right-of-way. The house has distinctive concrete wing walls along the front of the house, and the fence will be located behind these architectural features. A building permit will be required to install the fence.

Both projects were reviewed by the Community Development Director and HPC Chair and determined to have no effect on the Historic Landmark structures. Therefore, both were issued Certificates of No Effect. Both property owners have agreed updated photographs after completion of the work.

ITEM 5B**Update on Historic Resource Survey Update.**

The City of Sedona is pursuing an update to the Historic Resource Survey, which was last updated in 2014. After completion of the RFP process, the contract was awarded to Logan Simpson (<https://logansimpson.com/>). A kick-off meeting is scheduled for Tuesday, May 5, 2026. Staff will have additional information at the HPC Meeting

ITEM 5C**Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.**

This agenda item provides for an opportunity for Commissioners to provide updates on historic surveys they have recently completed or are currently working on, as well as any property owners who have been approached regarding pursuing landmark status for their property. No additional materials are provided for this item.